



**15a Chestnut Drive, Shenstone, Lichfield, Staffordshire, WS14 0JH**

**PAUL  
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EXCLUSIVE AND RURAL HOMES

The subject of considerable and tasteful modernisation and refinement, this imposing detached bungalow residence boasts beautifully appointed accommodation affording a host of expensive features. Tastefully extended to the rear elevation, internal inspection is essential and highly recommended to fully appreciate the generous proportions on offer. Superbly located at the head of a highly desirable leafy cul de sac in the sought after village of Shenstone, this substantial family home enjoys an elevated position set well back from the roadway with an elevated position.

Appealing from the kerb with attractive monocouche render and grey PVCU windows, comprehensive off street parking is provided by a 2.5 car integral garage which provides further scope and potential. A wide driveway plus adjacent parking provides excellent further off street parking. Shenstone village offers a wide range of amenities including good shops and three award winning pubs and restaurants. Shenstone railway station is within walking distance and provides commuters with ease of access to Birmingham and Lichfield City centres. Well regarded schools cater for all groups including King Edward V1 school in Lichfield.

The accommodation briefly comprises the following; Modern canopy porch entrance with expensive composite entrance door with opaque glazed insert and full height glazed side panel opening to an attractive split-level hallway with modern flooring and opaque glazed oak double communicating doors to a charming lounge enjoying a wide PVCU window facing the front elevation and a feature stone fireplace surround with inset log burner fire and raised hearth forming a focal point, useful built in cloaks storage cupboard and separate study a flexible space with Karndean flooring flowing throughout and modern oak door.

The heart of this home is a superbly fitted and tastefully extended open plan kitchen/ breakfast/dining area with full width bi folding doors opening to the rear garden and the terrace with large inset lantern window to provide a light and airy space, comprehensive range of high-gloss quality base units and three-quarter height larder unit with centre island and built-in 1 1/2 well stainless steel sink unit, wine fridge, five ring gas hob with AEG extractor hood over built-in double oven with further AEG microwave, integrated fridge and freezer all complimented by quality solid wood block work surfaces with Karndean flooring running throughout, inset halogen downlighting and underfloor heating.

A useful utility room has matching high-gloss base units with solid wood block worksurfaces an inset single drainer stainless steel sink unit, plumbing for washing machine and a PVCU double glazed window to side, double glazed communicating doors open to a useful snug/family playroom with double casement french doors opening to the rear garden and intercommunicating doors to bedroom four making this a truly versatile space. An inner hallway provides access to four good bedrooms.

The principal bedroom is a generously proportioned double room with PVCU double glazed windows enjoying a pleasant open outlook to the front complimented by a range of fitted high gloss wardrobes and communicating door to a luxuriously appointed ensuite shower room with expensive ceramic floor and wall tiling expensive ceramic wall tiling with double shower cubicle, glazed shower screen with forest rain shower fitment, vanity unit with mixer tap and cupboards under, WC with concealed low-level suite. Bedroom two is a further double room benefitting from extension with a PVCU double glazed window to rear and halogen down lighting. Bedrooms three and four are both good sized single rooms. The principal family bathroom has been completely reappointed to an exceptional standard and comprises a freestanding bath with stainless steel freestanding pillar tap and shower attachment, double shower cubicle with glazed shower screen, large shower head and additional shower attachment, shaped wash basin with mixer tap and WC with concealed low-level suite, expensive coordinated ceramic wall tiling.

Outside, a. large rear garden enjoys a sunny aspect and a high degree of privacy with modern full width riven stone terrace with raised borders and steps up to the lawns with mature trees, shrubs and flowering borders. There is a large modern timber garden chalet available subject to separate negotiation. To the fore, a large 2.5 car integral garage provides comprehensive secure parking and excellent further potential with a wide driveway and adjacent land providing comprehensive off street parking.



Entrance Hall

Lounge

17' 4" x 14' 10" (5.29m x 4.53m)

Office

8' 11" x 9' 0" (2.72m x 2.75m)

Kitchen/Dining Area

34' 9" x 45' 4" (10.6m x 13.81m)

Snug

11' 10" x 8' 11" (3.60m x 2.72m)

Garage

Landing

Bedroom One

15' 4" x 19' 8" (4.67m x 5.99m)

Ensuite Bathroom

Walk in Wardrobe

Bedroom Two

9' 4" x 22' 6"max (2.84m x 6.85m)

Bedroom Three

11' 8"max x 19' 7" (3.55m x 5.96m)

Walk in Airing Cupboard

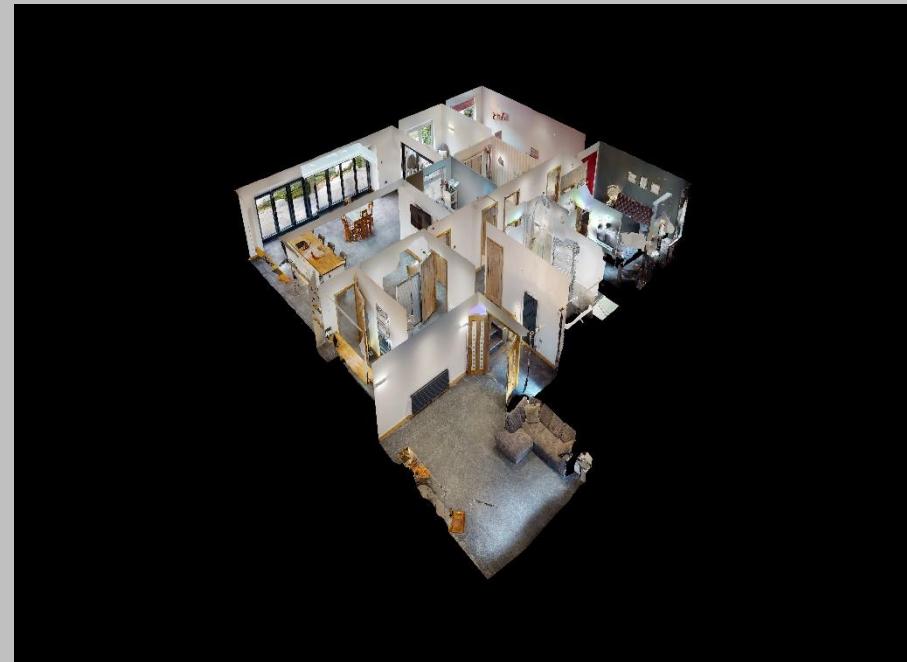
Bedroom Four

17' 1"Max x 14' 3"max (5.20m x 4.34m)

Ensuite Shower Room

Family Bathroom

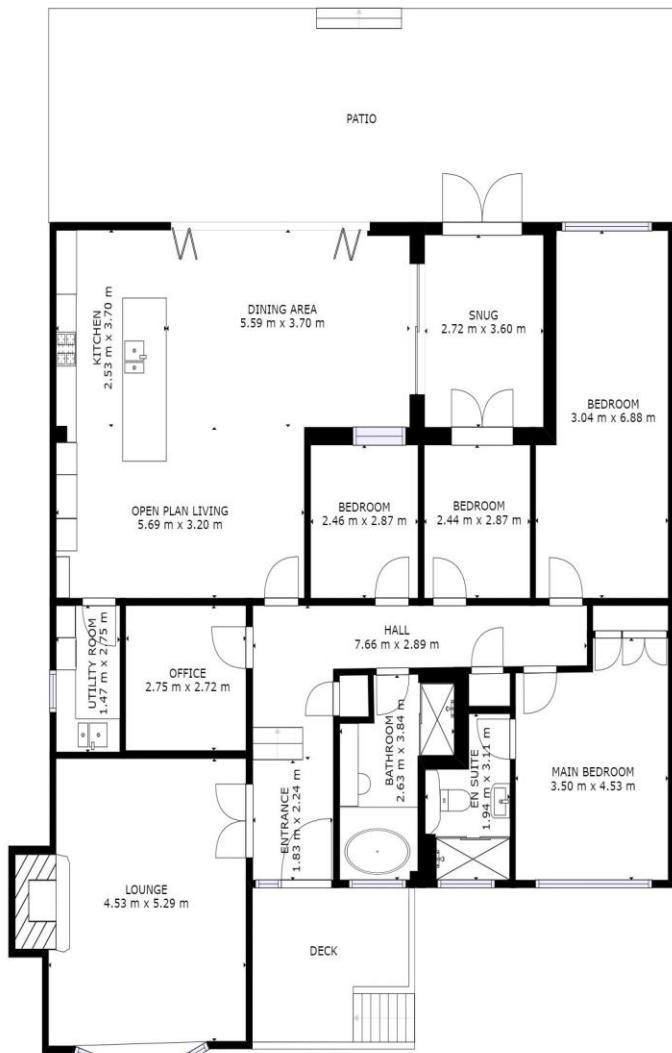
8' 8" x 12' 7" (2.63m x 3.84m)





## FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



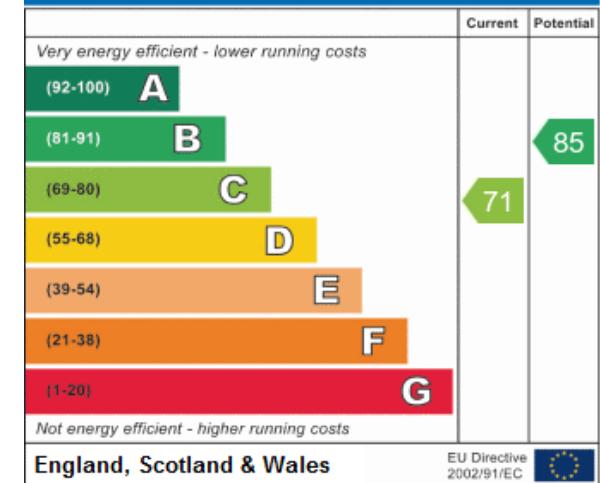
FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 187 m<sup>2</sup>  
TOTAL: 187 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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